THIS INSTRUMENT PREPARED BY: DAVID C. RISNER, ATTORNEY AT LAW, P.O. BOX 594, KINGSTON SPRINGS, TENNESSEE 37082

BILL GARRETT, Davidson County
Trans:T20130004998 DEEDQC
Recvd: 01/17/13 14:58 2 pgs
Fees:17.00 Taxes:0.00
20130117-0005932

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Clay Hart and wife, Rebecca Lynn Hart 2960 Spann Town Road Arrington, Tennessee 37014	Same	Map 083-06-0 Parcel 353.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entireties in husband and wife, I, Rebecca Lynn Hart, by these presents do hereby quitclaim all of my interest unto David C. Risner, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

Being the northerly 62 ½ feet of the southerly 255 feet of Lot No. 3 on the Plan of W.L. Horn's Spout Spring Addition, as of record in Book 57, page 106, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 17th, formerly Hughes Street, 192 ½ feet northerly from the northerly margin of McEwen Avenue, being Mrs. Mary V. Stewart's northeast corner; thence with the westerly margin of 17th Street, northerly 62 ½ feet to W. T. Landrum's southeast corner; thence with his southerly line westerly line, southerly 62 ½ feet to Mrs. Mary V. Stewart's northwest corner; thence with her northerly line easterly 170 feet to the beginning.

Being the same property conveyed to Rebecca Lynn Hart, individually, by Executrix Quitclaim Deed of record in Instrument No. 20130117000593I, Register's Office for Davidson County, Tennessee.

The above legal description was taken from the previous deed. Prepare makes no representation as to the validity of ownership of subject property.

This is improved property commonly known as 506 North 17th Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said David C. Risner, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Danny Clay Hart and wife, Rebecca Lynn Hart, their heirs and assigns, all of my interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of January, 2013.

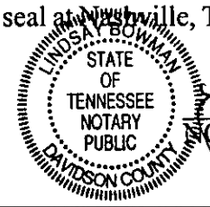
Rebecca Lynn Hart
REBECCA LYNN HART

DAVID C. RISNER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Rebecca Lynn Hart, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2013.



NOTARY PUBLIC

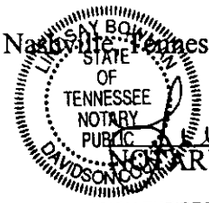
My commission expires: _____

MY COMMISSION EXPIRES:
August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named David C. Risner, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2013.



NOTARY PUBLIC

My commission expires: _____

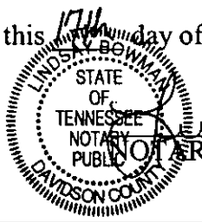
MY COMMISSION EXPIRES:
~~August 23, 2016~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to create a tenancy by the entireties in husband and wife.

Rebecca Lynn Hart
AFFIANT

Sworn to and subscribed before me this 17th day of January, 2013.



NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES:
August 23, 2016